

# 2210 Trawood Dr.

City of El Paso — Plan Commission — 11/30/2017

PZRZ17-00021 — Rezoning



|                       |   |
|-----------------------|---|
| STAFF CONTACT:        | Adriana Martinez, 915-212-1611, <a href="mailto:Martinezad@elpasotexas.gov">Martinezad@elpasotexas.gov</a>  |
| OWNER:                | Vista Hills Country Club  |
| REPRESENTATIVE:       | CAD Consulting  |
| LOCATION:             | 2210 Trawood Dr.  |
| LEGAL DESCRIPTION:    | A Portion of Tract 1X, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas  |
| EXISTING ZONING:      | R-F (Ranch-farm)  |
| REQUEST:              | To rezone from R-F (Ranch-farm) to P-R1 (Planned Residential) for Single-family Dwellings   |
| RELATED APPLICATIONS: | Flum Amendment Case No. PLCP17-00007  |
| PUBLIC INPUT          | Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on November 15, 2017. |
| STAFF RECOMMENDATION: | Approval (see pages 2—4 for basis for recommendation)   |

**SUMMARY OF REQUEST:** The property owner is requesting a rezoning from R-F (Ranch-farm) to P-R1 (Planned Residential I) and is proposing to 57 single-family Dwellings lots. The conceptual plan submitted

for this request does satisfy the rezoning application requirements. The area of the rezoning request is 11.03 acres in size and is occupied as the Vista Hills Country Club (golf course).

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from R-F (Ranch-farm) to P-R1 (Planned Residential). The proposed zoning district is consistent with other residential districts in the immediate area around Vista Hills Country Club and meets the established character of its surrounding neighborhood. Further, the proposed development will meet the intent of the G-4 – Suburban land use designation of Plan El Paso, the City's Comprehensive Plan if the Flum Amendment is approved (Case No. PLCP17-00007).



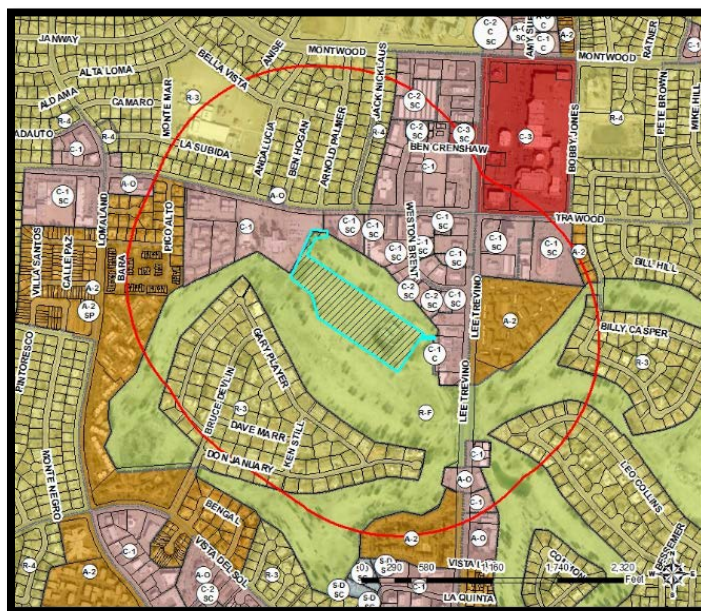
## DESCRIPTION OF REQUEST

The applicant has submitted a Rezoning application for the property at 2210 Trawood Dr. through the Zoning Section of the Planning and Inspections Department. The property owner is requesting a rezoning from R-F (Ranch-farm) to P-R1 (Planned Residential) and is proposing to 57 single-family Dwellings lots. The conceptual plan submitted for this request does satisfy the rezoning application requirements. The area of the rezoning request is 11.03 acres in size and is occupied as the Vista Hills Country Club (golf course). Access to the subject property is from Trawood Dr.

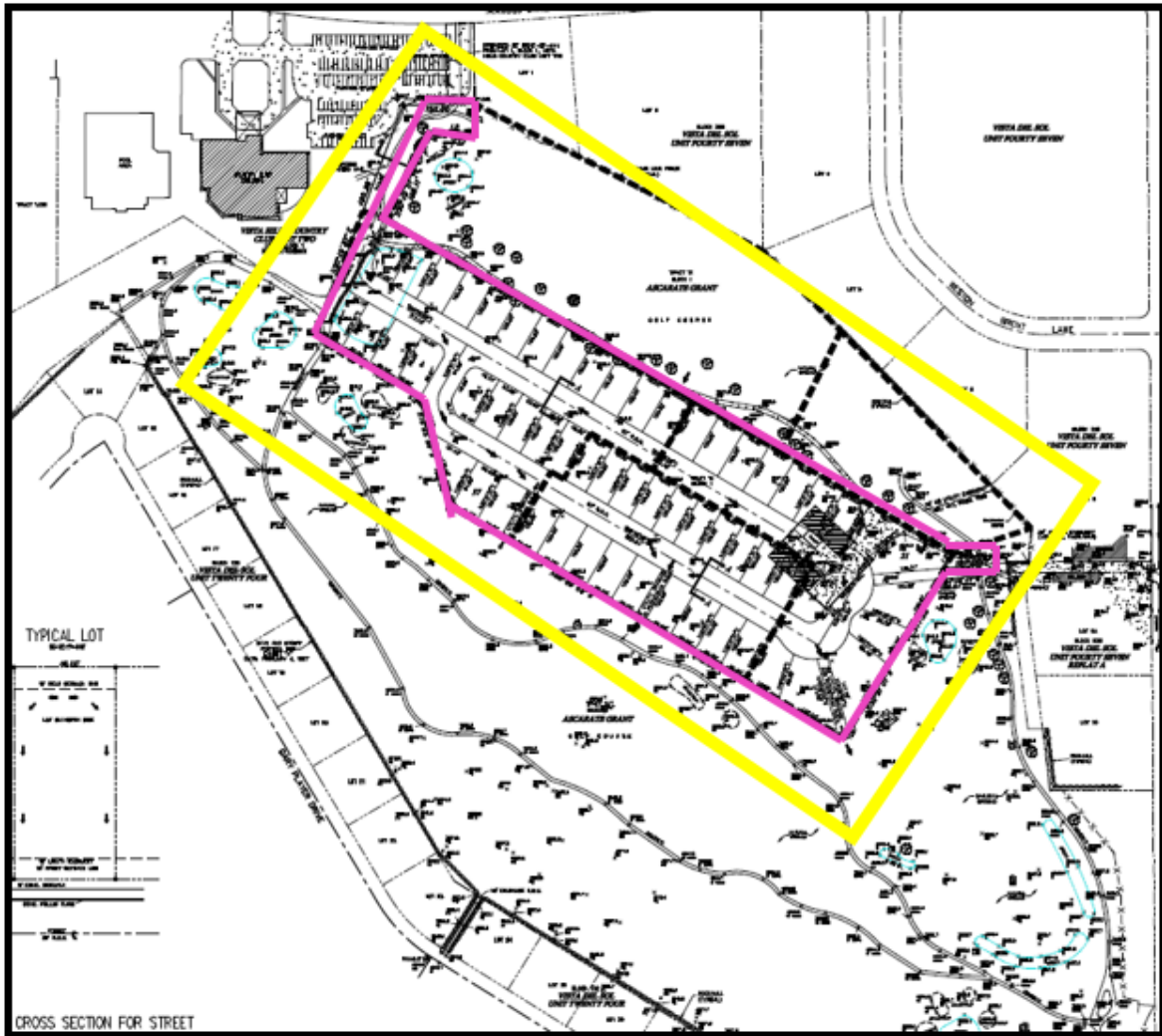
## REZONING POLICY

| POLICY   | DOES IT COMPLY?   |
|--|---|
| <b><u>Compatibility</u></b><br>Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property. | Yes, properties adjacent to the subject property are zoned for residential use (R-3 & R-F). |
| <b><u>Plan El Paso</u></b><br>Contributes to 50% of residences being within 1/4 mile of 4 different uses.  | Yes, the proposed development is within the proximity of at least 4 different uses.         |

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is located in the Vista Hills Country Club and the property has never been subdivided. The site is currently zoned R-F (Ranch-farm) which is currently being used as the Vista Hills Country Club golf course. Properties adjacent to the subject property are zoned C-1/sc, C-1, R-3, & R-F. Surrounding land uses include apartments, single-family dwellings, & commercial, retail establishments. The nearest park is Reese McCord Park (3,623 ft.) and the nearest school is Vista Hills Elementary School (1,323 feet). More than 50% of surrounding properties are currently zoned R-F (Ranch-farm).



**COMPLIANCE WITH PLAN EL PASO:** The proposed project is currently developed and is being used as The Vista Hills Country Club golf course. The purpose of the application is to introduce the new housing units to an unwanted portion of the golf course. The redevelopment of this property will blend with the scale and character the surrounding neighborhood. A new use is being introduced which will increase density for an underdeveloped parcel within the proposed G-4, Suburban land use designation. Rezoning it to a P-R1 (Planned Residential), zone district contributes to 50% of residences being within 1/4 mile of different uses.



#### RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

| CONSISTENCY WITH PLAN EL PASO   | DOES IT COMPLY?  |
|---|--|
| <p><b>EXISTING: O-1:</b> Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries (even if private). These lands will not be developed due to their ownership and current use.</p>   | <p>No, the existing property is not publicly owned land and is currently used as a golf course. The applicant proposes to redevelop the property for single-family dwellings.</p>  |
| <p><b>PROPOSED: G-4 Suburban:</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses. retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p> | <p>Yes, the lot is underdeveloped. The purpose of this project is to increase density and introduce new uses to the subject property, which is currently adjacent to existing commercial &amp; residential district.</p> |

| ZONING DISTRICT   | DOES IT COMPLY?  |
|---|--|
| P-R I (Planned Residential District I) Is intended for planned developments that create a superior living environment through unified planning and building operations at lower residential densities; encourage a variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities. | Yes, Single-family Dwelling is a permitted use in the proposed zone district.  |
| POLICY  | DOES IT COMPLY?  |
| <p><b><u>1.2.3</u></b><br/> "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".</p>  | Yes, the applicant is proposing the redevelopment will introduce new housing, which meets the established character of its surrounding neighborhood. |

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The generalized site plan proposes ten ft. front yard setback, except that a twenty feet driveway must be provided, ten ft. as the rear setback, ten between buildings on the interior side setback yard, and ten ft. on the side street setback meeting the minimum dimensional standards, required under the current P-R1 (Planned Residential I) zone district.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject site is 11.03 acres in size and allows the use of single-family dwellings under the proposed P-R1 (Planned Residential I) zone district.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the P-R1 (Planned Residential) zone district is for planned developments that create a superior living environment through unified planning and building operations at lower residential densities; encourage a variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing water and sewer mains along Trawood available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Eastside Civic Association and was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 15, 2017. Planning has not received any communication in support or opposition to the rezoning request.

**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

**OTHER APPLICABLE FACTORS:** Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

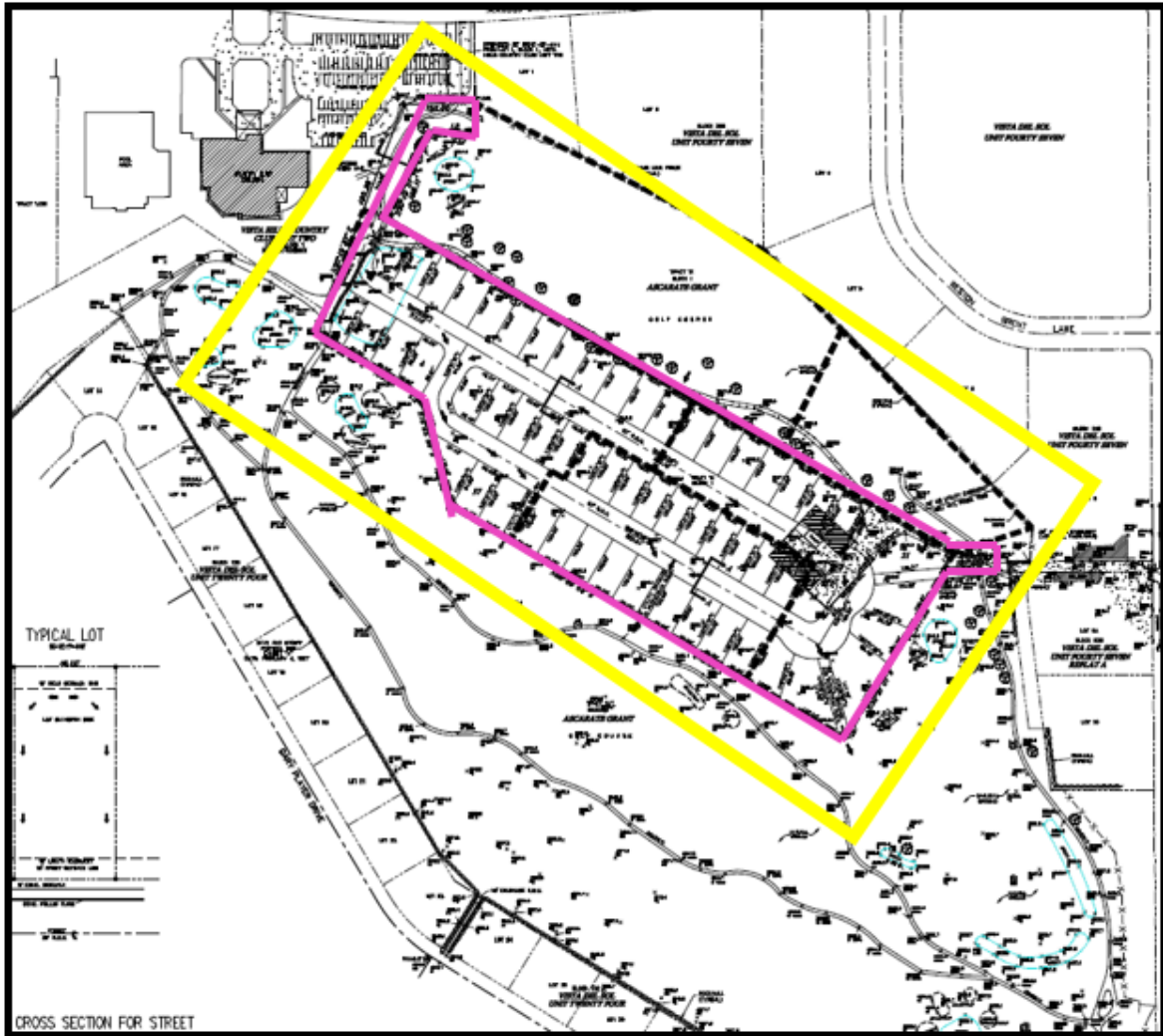
**ATTACHMENTS:**

1. Generalized site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map



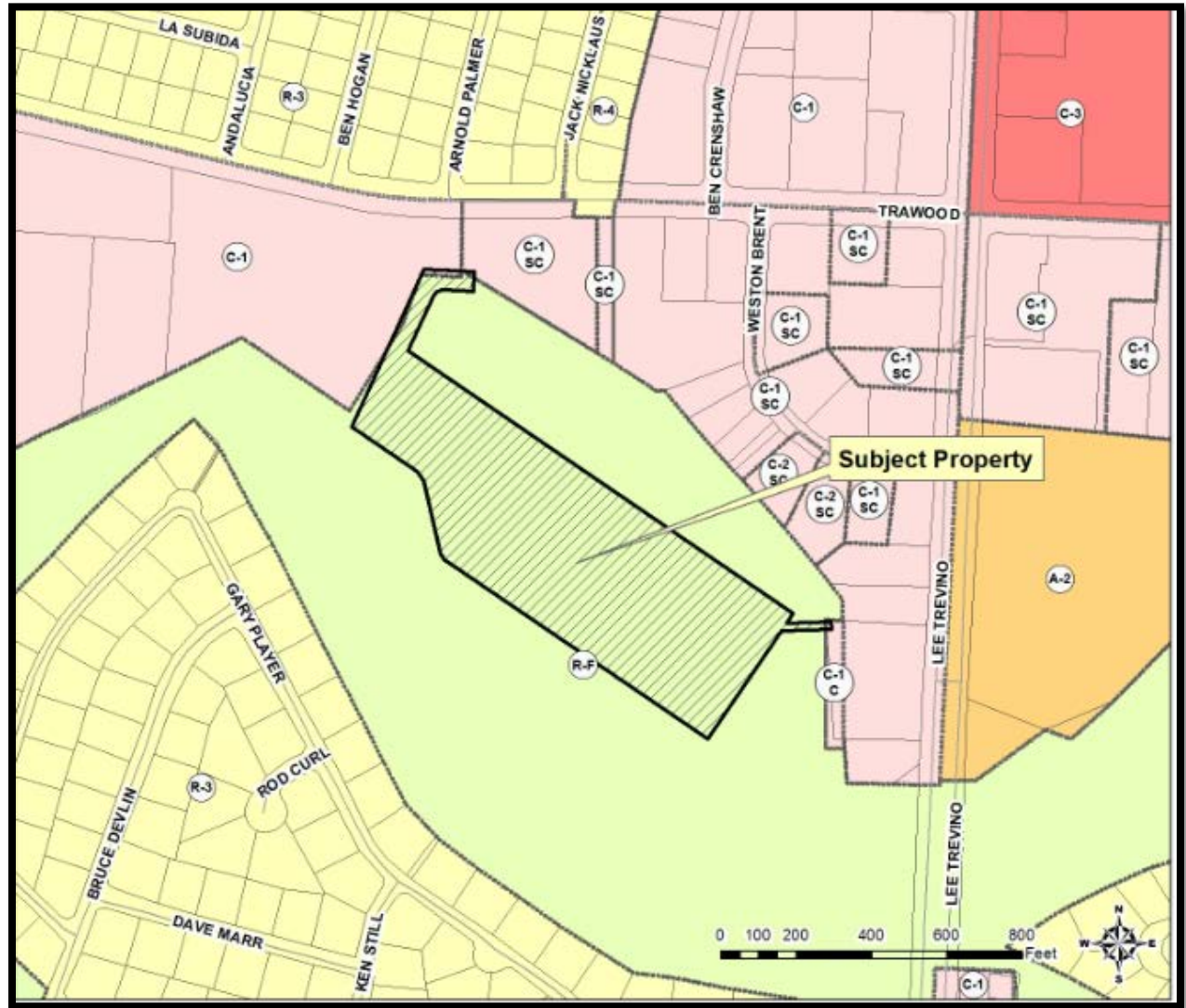
# ATTACHMENT 1

## Generalized Site Plan



# ATTACHMENT 2

## Zoning Map



# ATTACHMENT 3

## Future Land Use Map





# **ATTACHMENT 4**

## Department Comments

### **Planning and Inspections Department- Planning Division**

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

No objections to proposed rezoning or conceptual site plan.

### **Planning and Inspections Department - Land Development**

We have reviewed subject plans and recommend that the applicant addresses the following comments.

Note:

1. Add note to site plan: The retention of the difference between historic and developed storm-water runoff discharge volumes is required within this subdivision's limits in compliance with all provisions of (DSC, Municipal Code Chapter 19.19.010A and DDM, 11.1).
2. As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision shall be constructed as part of the initial phase of the development.
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Note: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Sun Metro:**

Sun Metro does not oppose this request.

### **Fire Department**

No objections to rezoning.

### **Police Department**

El Paso Police Department has no objections.

### **TxDot**

No comments for re-zoning. Development is not abutting TxDOT Right of Way.

### **El Paso Water Utilities**

We have reviewed the property described above and provide the following comments:

1. Off-site easements are required to be dedicated by metes and bounds to accommodate sewer mains and water mains that will create a looped system, fire hydrants and meters. The acquisition and cost of off-site easements is the responsibility of the Owner/Developer.

#### **Water**

2. There is an existing 16-inch diameter water main that extends along Trawood Drive, located approximately 55-feet north of the street's southern row line. This main is available for main extensions.
3. There is an existing 20-inch diameter water main that extends along Lee Trevino Drive, located approximately 45-feet east of the street's western row line. This main is available for main extensions.
4. EPWater records indicate an active (1) 2-inch service meter serving the subject property with 2210 Trawood Drive as the service address.
5. Previous water pressure from fire hydrant #3728 located at the northeast corner of Arnold Palmer Drive and Trawood Drive, has yielded a static pressure of 54 psi, a residual pressure of 52 psi, and a discharge of 978 gallons per minute.

#### **Sanitary Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main that extends along Trawood Drive, located approximately 40-feet north of the street's northern row line. This main is available for main extensions.
7. There is an existing 24-inch diameter sanitary interceptor sewer main that extends along Lee Trevino Drive, located approximately 65-feet east of the street's western row line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.
8. There is an existing 6-inch diameter water main that extends along Gary Player Drive.

#### **General:**

9. Water and sewer main extension along easements are anticipated.
10. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easements without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
11. During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

12. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

We have reviewed the property described above and provide the following comments:

- The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.

# ATTACHMENT 5

## Notification Map

